

20 DCNC2005/2897/O - SITE FOR THE ERECTION OF TWO HOLIDAY CHALETs LAND AT WAIN HOUSE, INKSMOOR COURT, TEDSTONE WAFER, BROMYARD, HEREFORDSHIRE

For: Mr & Mrs R J Dullam per Mr J C Ashton The Orchard Office Union Place Off Northwick Road Worcester WR3 7DX

Date Received:
6th September 2005

Ward: Bringsty

Grid Ref:
67615, 59258
DT/CR

Expiry Date:
1st November 2005

Local Member: Councillor Tom Hunt

1. Site Description and Proposal

- 1.1 Site is located on the south side of the narrow C1064, and to the north east of Inksmoor Court that includes Green Farm, a Grade II Listed building; Saltmarsh Village Hall is further along the C1064 close to its junction with the B4203. There is a modern portal framed farm building to the rear of the site. The site has access off the C1064. The site is located in open countryside designated as being of Great Landscape Value.
- 1.2 This is an outline application to establish the principle of two holiday chalets, reserving matters of external appearance, design and landscape for future consideration. The entrance is to be improved with the provision of a 2metre x 60metre visibility splay in both directions, and the chalets are shown to be located adjacent to the southern boundary.
- 1.3 Although the application reserves matters of design and external appearance, details of the type of chalet to be erected have been provided. These show single-storey log cabins, 7.2m x 8.4m, each providing two bedrooms, lounge, kitchen/dining and bathroom.
- 1.4 Foul drainage will be disposed of by way of a sewage treatment plant to be located adjacent to the development.

2. Policies

2.1 Malvern Hills District Local Plan:

Landscape Policy 1: Development Outside Settlement Boundaries

Landscape Policy 3: Development in Areas Of Great

Conservation Policy 11: The setting of Listed Buildings

Tourism Policy 8: Holiday Caravan and Chalet Sites

Tourism Policy 10: Holiday Accommodation – Planning Permission Limitations

2.2 Hereford and Worcester County Structure Plan:

CTC2: Development in Areas of Great Landscape Value
CTC9: Development Criteria
TSM1: Criteria for Tourism Related Development
TSM5: Encouraging the Development of Tourist Accommodation
TSM6: New Holiday Chalets
LR1: Leisure and Recreation Development
LR2: Development Criteria

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

LA2: Landscape Character Least Resilient to Change
HBA4: Setting of Listed Buildings
RST1: Criteria for Recreation, Sport and Tourism Development
RST13: Rural and Farm Tourism Development
RST14: Static Caravans, Chalets, Camping and Touring Caravans.

PPS1: Delivering Sustainable Development
PPG15: Planning and the Historic Environment
PPG21: Tourism

3. Planning History

DCNC2004/3787/O - Erection of two holiday cottages, refused 25th July 2005

4. Consultation Summary

Statutory Consultations

4.1 Environment Agency: No objection

4.2 Severn Trent Water: No objection

Internal Council Advice

4.3 Traffic Manager: No objection subject to conditions

4.4 Conservation Manager: No objection

5. Representations

5.1 Tedstone Wafer Parish Council is unable to support this application as the wooden chalets are not in keeping with surrounding properties.

5.2 Letter from R.J. & H.E. Allaway Dickens, Green Farm, Tedstone Wafer, Bromyard:
(a) Concerned about proximity of chalets to Green Farm, a Grade II Listed building.
(b) This is an outline application and we are unable to judge whether the design of these chalets will be harmonious with the appearance of the farmhouse.
(c) Drainage
(d) Increase in traffic along this narrow but increasingly busy road is also of concern.
(e) Landscape impact.

- 5.3 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford, and prior to the Sub-Committee meeting.
- 6. Officers Appraisal**
- 6.1 The site is located in open countryside designated as being of Great Landscape Value, on the south site of the narrow C1064 that links Collington to the B4203. The site is part of a grass field on the eastern side of the driveway that leads to Inksmoor Court.
- 6.2 Tourism Policy 8 deals specifically with proposals for holiday caravans and chalet sites setting out criteria for considerations; landscape impact, highway safety, residential amenity, drainage, scale and design. This application proposes 2 log cabins to be used for holiday purposes. While this is an outline application the applicant has provided details to the type of chalets proposed. They are of a type considered appropriate to this rural location. Although the site is close to a listed building, Green Farm, the Conservation Manager has raised no objection to the principle of development.
- 6.3 The application proposes to alter the entrance onto the lane with a 2m x 60m visibility splay in both directions that can be accommodated within the limits of the highway. In terms of highway safety this increase in width is considered acceptable and the Traffic Manager does not consider the increase in traffic movements generated by the development onto the lane would compromise matters of highway safety.

RECOMMENDATION

That outline planning permission be granted subject to the following conditions:

1 - A02 (Time limit for submission of reserved matters (outline permission))

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

2 - A03 (Time limit for commencement (outline permission))

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

3 - A04 (Approval of reserved matters) (delete 'means of access')

Reason: To enable the local planning authority to exercise proper control over these aspects of the development.

4 - A05 (Plans and particulars of reserved matters)

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

5 - E31 (Use as holiday accommodation)

Reason: The local planning authority are not prepared to allow the introduction of a separate unit of residential accommodation, due to the relationship and close proximity of the building to the property known as Inksmoor Court.

6 - F18 (Scheme of foul drainage disposal)

Reason: In order to ensure that satisfactory drainage arrangements are provided.

7 - H03 (Visibility splays) (2m x 60m)

Reason: In the interests of highway safety.

8 - H01 (Single access - not footway)

Reason: In the interests of highway safety.

9 - H06 (Vehicular access construction)

Reason: In the interests of highway safety.

10 - H13 (Access, turning area and parking)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informatives:

N15 - Reason(s) for the Grant of PP/LBC/CAC

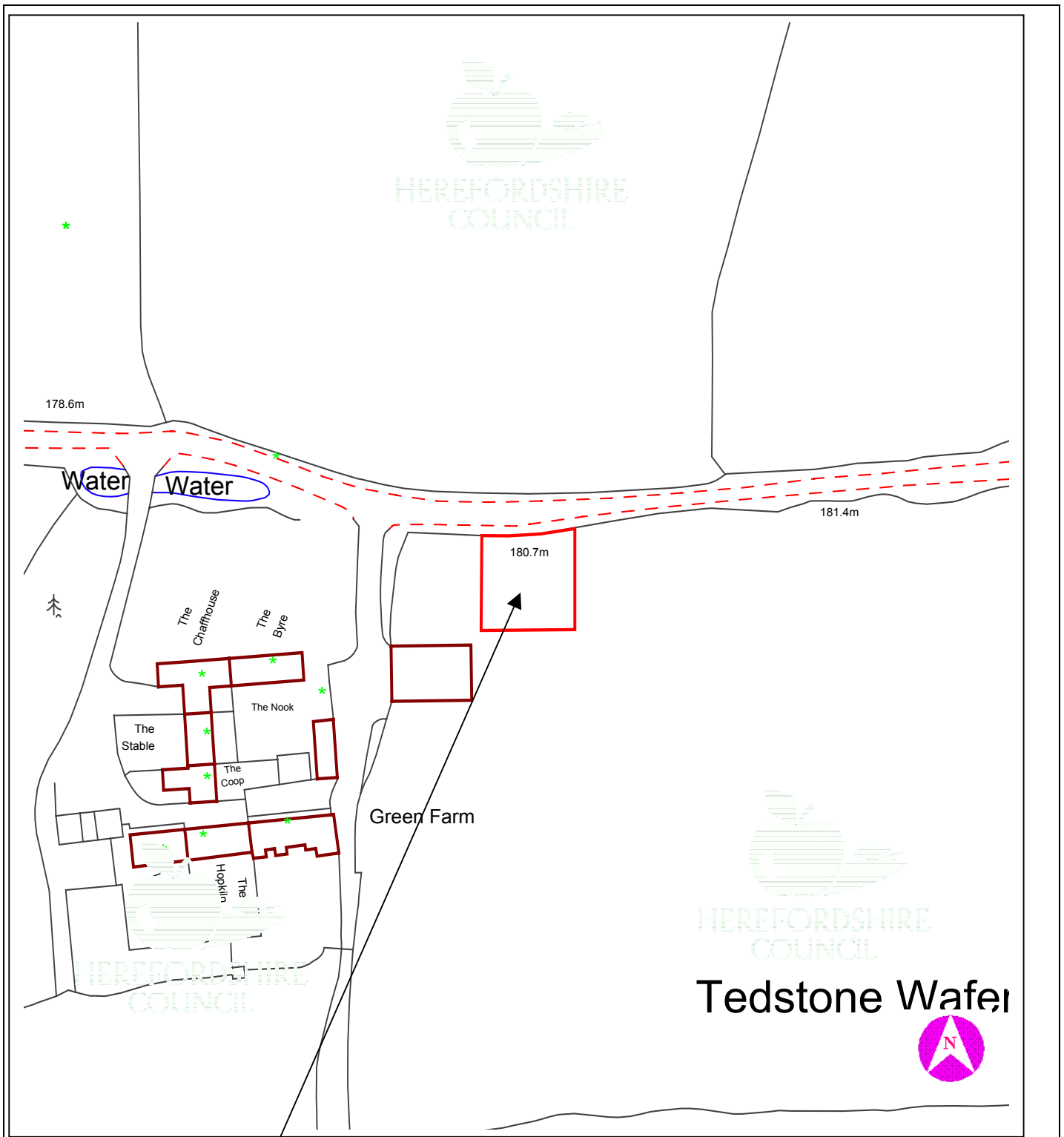
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2005/2897/O

SCALE : 1 : 1250

SITE ADDRESS : Land at Wain House, Inksmoor Court, Tedstone Wafer, Bromyard, Herefordshire

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